

Sumter City-County Planning Commission

October 24, 2012

SV-12-16, 4797 Cane Savannah Rd. (County)

I. THE REQUEST

Applicant: Mary E. Alston

Status of the Applicant: Property Owner

Request: Approval of the relationship for lifetime family transfer.

Location: 4797 Cane Savannah Rd.

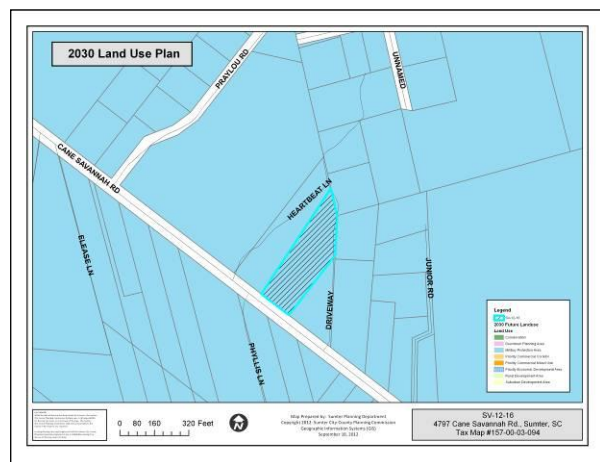
Present Use/Zoning: Residential / Agricultural Conservation (AC)

Tax Map Number: TMS#157-00-03-094

Adjacent Property Land Use and Zoning: North – Residential / AC
South – Residential / AC
East – Residential / AC
West – Residential / AC

II. THE 2030 COMPREHENSIVE PLAN:

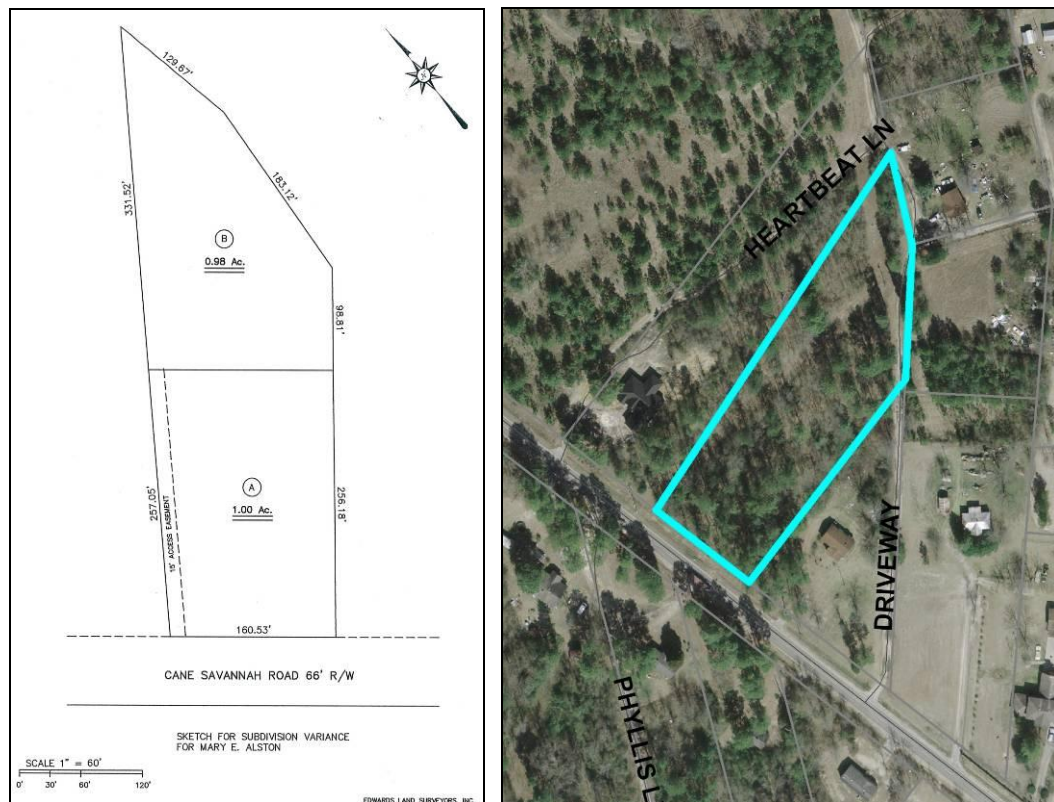
The 2030 Comprehensive Plan designates this parcel as Military Protection Area (MP). This district strives to keep residential density low. The addition of one residential parcel will not significantly increase the density in this district. Furthermore, the existing parcel is +/- 1.98 acres and therefore when divided will create two +/- 1-acre parcels. Therefore, the applicant's request is compatible with the 2030 Comp Plan.



III. BACKGROUND

This request is to subdivide a +/- 1.98 acre parcel, in order for the two property owners, who are sisters, to obtain clear and separate titles to the property. Gloria Jean Alston and Mary Alston seek to divide the property by lifetime family transfer because of the fact that the rear parcel will not have road frontage as required in the ordinance.

The division will create two new parcels: the parcel with road frontage on Cane Savannah Rd. would be a minimum of 1 acre in size and the other slightly less than one acre in size. According to the Sumter County Zoning Ordinance, lifetime family transfers are only permitted from a parent to child or grandparent to grandchild; all other relationships must be approved by Planning Commission for the purpose of conveyance.



Above Left: The proposed division of the parcel.

Above Right: 2007 Orthophotographic view of the property.

IV. ENVIRONMENTAL CONDITIONS

There are no floodplain or wetland conditions indicated on this parcel.

V. STAFF RECOMMENDATION

Property ownership is listed in the names of both sisters: Mary E. (Bantum) Alston and Gloria Jean Alston. Staff recommends approval of this request.

VI. PLANNING COMMISSION – OCTOBER 28, 2012

The Sumter City-County Planning Commission at its meeting on Tuesday, October 24, 2012, approved this request as presented by staff.